Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Pridmore Property Trust c/o Paige Pridmore, Trustee(s) 308 Rising Sun Lane Nashville, Tennessee 37138
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	064-02-0-54.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 8th day of February, 2022 by and between Brian P. Pridmore and Debra A. Pridmore, husband and wife, and Paige K. Pridmore, an unmarried woman, the Grantor(s), and The Pridmore Property Trust Agreement u/a dated February 8, 2022, Paige K. Pridmore, Trustee(s), including all their rights, title and interest in said property and the following described real estate, to-wit:

Land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Brandywine Farms, Section 13 (Revised) of record in Plat Book 4660, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made of a more complete description of the property.

Being the same property conveyed to Greg Irby and Sandra Irby by Special Warranty deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in Interest JP Morgan Chase Bank as Trustee of Structured Asset Mortgage Investment Inc. of record in Instrument No. 20130214-0015077 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on February 14, 2013.

Being the same property conveyed to Brian P. Pridmore and Debra A. Pridmore, husband and wife, and Paige Pridmore, an unmarried woman, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Sandra J. Irby and Gregory W. Irby, wife and husband, of record in Instrument No. 20201215-0148097, Register's Office for Davidson, Tennessee dated December 11, 2020 and recorded on December 15, 2020

Being the same address as 308 Rising Sun Lane, Nashville, Tennessee 37138

Karen Johnson Davidson County
Batch# 854435 DEEDQC
05/12/2022 03:11:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054990

WITNESS my hand and seal on this 8 th day of February, 2022

Brian P. Pridmore

Debra A. Pridmore

Paige Pridmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Brian P. Pridmore and Debra A. Pridmore, husband and wife, and Paige K. Pridmore, and unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Grantor(s) and that she as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 8 th day of February, 2022.

Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Affiant:

Affiant:

Signed before me, witness my hand and official seal.
This 8 th day of February, 2022.

Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025